

**TOWN OF MARLOW
PLANNING BOARD
UNAPPROVED MINUTES
REGULAR MEETING
THURSDAY, JUNE 1, 2023**

CALL TO ORDER: 7:03 pm.

ROLL CALL: Deb Monte, Acting Chair, Barry Corriveau, Tom Willey, Judi Ryner, Secretary. Bob Allen arriving late. Quorum acknowledged.

REVIEW/ACCEPTANCE OF PREVIOUS MEETING MINUTES: Minutes of Regular meeting and Public Hearing on Ference Subdivision held on Thursday, May 4th, 2023 were accepted as presented.

CORRESPONDENCE: BEA Annual Survey was reviewed and corrected by the Secretary and mailed to Alvina Snegach on May 18, 2023. Correction noted.

Email and follow-up phone call from Admin Assistant dated June 1, 2023 regarding an email sent to the TA from CNP regarding "plans approved by the Planning Board for Alan and Shirley Plumb, MAP 203 LOT 077". Board felt that future requests for items to be placed on the agenda, especially those that require research and time, be submitted in a timely manner in order to check files, maps and minutes, and should be submitted earlier than the day of the meeting. This allows the Board to conduct business in a sequential and thorough fashion. Ultimately, it is the Chair and Secretary who will decide the items on the agenda and their order. The Board has the option to delay consideration if more info is needed.

The issue of the Plumb subdivision was sent back to the Selectmen as they are the ones who interact with CNP. The original 1983 plan in the file was stamped by the surveyor but not recorded or signed but did show LOT 3, 13A, Lot 2, 5A and LOT 1 1A. There was no record in the 2022 PB minutes covering the meetings for that year, the year noted on the tax card as the year when the owner shared the info with the contracted assessing person, of the PB approval of a subdivision of the property. As far as PB can tell, there has been no action on this property since 1983. And Selectmen should consider this further with CNP.

OLD BUSINESS: Deb was unanimously voted in as Chairperson.

Ference Subdivision: Map was checked for compliance with required recording details and for the two changes: abutter change and elimination of ROW. Found in compliance. Maps signed and dated by Chair and Secretary. Barry will deliver mylar to Court House for recording. He will check with Jacqui regarding whether he can have the cost billed to the Town or cover it himself and be reimbursed. There should be at least one copy for the PB and one copy for the MAP and File folder. Invoice, check, and receipts for postage reimbursement will be submitted to the Admin..

Review of Church Street property: Registered letter was received by owner who contacted Bob Allen. Owner thought he was going to be contacted by ZBA. (he was given application for a ZBA variance for four apartments at the very first Planning Board meeting with him in Jan.. When he did not return the application, a follow-up letter was sent from The ZBA noting that the process for relief from the allowance of two apartments to allowing four apartments would not begin until the variance application was received. There was no response from him. The Building Inspector found the building to be reasonably solid and that with the barn removed there would be more room for possible parking. Question of septic system adequacy still not resolved. There is little disruption of the original layout of the house which, supposedly,

at one time existed as a two family, before any zoning or tax cards. Bob gave Mr. Britton an application for a permit for two apartments on the second floor and once again explained that If another apartment or two are requested, he will need to apply for a variance.

UPDATE ON BUILDING PERMITS: House on Class VI Road wants to use snowmobile trail for access: Will improve up to town standards. Division of Forest and Lands still reviewing.

ADU on RTE 123 slowly coming along. Plan to build ADU first, then main house.

New house on Sand Pond Road.

Kinson property new house.

Musterfield Heights property tear down.

FUTURE MEETINGS: WORK SESSION: THURSDAY JUNE 8, CANCELLED.

NEXT REGULAR MEETING: JULY 6

WORK SESSION JULY 13

ADJOURNMENT: 8:35

Respectfully Submitted,

Judi Ryner, Secretary